



FUSS & O'NEILL

May 17, 2017

Mr. Kevin M. Ahern, Chair
Town Plan & Zoning Commission
50 South Main Street
West Hartford, CT 06107

Re: Trout Brook Realty Advisors Inc.
(Formerly West Hartford Housing Corporation)
Mixed-Use Residential and Retail Development
616 New Park Avenue

**Request for Modification of Screening and Landscaping Requirements
West Hartford Zoning Regulations - Section 177-34
Previously Approved Site Plan Application #1280**

Dear Mr. Ahern,

Trout Brook Realty Advisors Inc. (TBRA) requests a modification to previously approved Site Plan Application #1280.

Specifically, TBRA requests a modification of the screening and landscaping requirements under Section 177-34 of the Zoning Regulations regarding Type A screening in the front yard for a residential use in an IG zone. A modification to the requirements is permitted under Section 177-34 (E) where the Plan and Zoning Commission finds that equivalent or superior screening will be provided.

The approved site plan shows two sets of tree planters along New Park Avenue. One set of planters is within the right-of-way for New Park Avenue and is consistent with the streetscape design concept envisioned by the Town. A second set of planters was added within the front yard of the site along the building face to satisfy the Type A screening requirements. The second set of planters was added because the streetscape trees, while within close proximity, are not located within the property boundary, and therefore cannot be considered toward the Type A screening requirement.

We believe that this "double" row of tree planters, while required by regulation, will result in a less desirable streetscape along New Park Avenue. The additional trees will look cluttered and will not work well with the building architecture. We believe that the streetscape trees proposed along New Park Avenue will provide the proper screening that was envisioned by Section 177-34 of the

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regulations. In accordance with Section 177-34 (E), we ask that the Commission consider our request for this modification.

Should you have any questions regarding this parking review, please contact me at (860) 646-2469, extension 5280.

Sincerely,

Joseph Devine, P.E.

Senior Project Manager



TroutBrook
REALTY ADVISORS

612-620 NEW PARK AVE

WEST HARTFORD, CT 06110

CONSULTANTS

FUSS & O'NEILL
146 HARTFORD ROAD
MANCHESTER, CONNECTICUT 06040
860.646.2400
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KEY PLAN



PROJECT DATA

PROJECT NUMBER 14063
CURRENT SUBMISSION DATE 06.13.16
DRAWN KEA
SCALE 1" = 20'
FILE REFERENCE J:\DWG\IP2014\0668A10\Civil\Plan\20140668A10_LND01.dwg

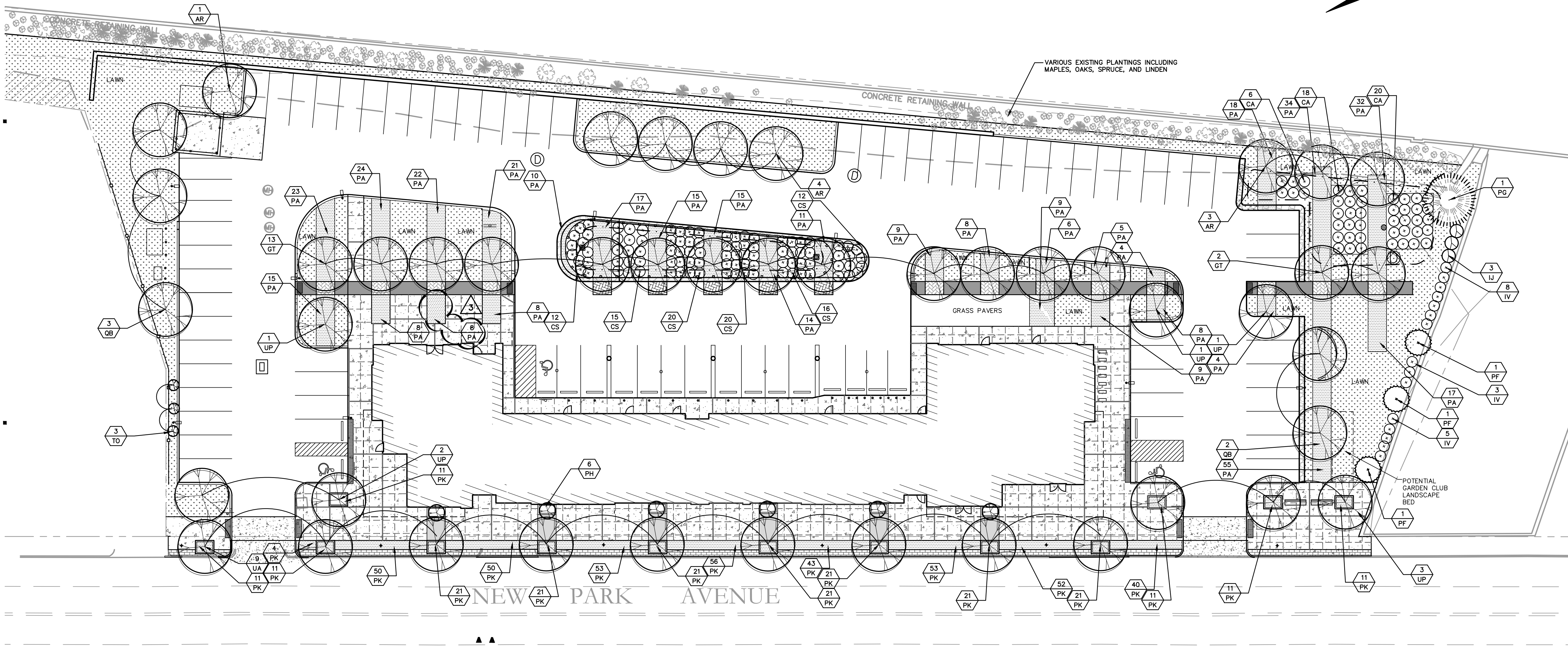
HISTORY OF SUBMISSIONS

No.	Date	Description
1	08/03/2015	REVISIONS PER TOWN COMMENTS
2	10/01/2015	REVISIONS PER TOWN COMMENTS
3	11/08/2016	REMOVE BENCHES AND FIRE PIT

100% CONSTRUCTION
DOCUMENTS

SHEET TITLE

PLANTING PLAN



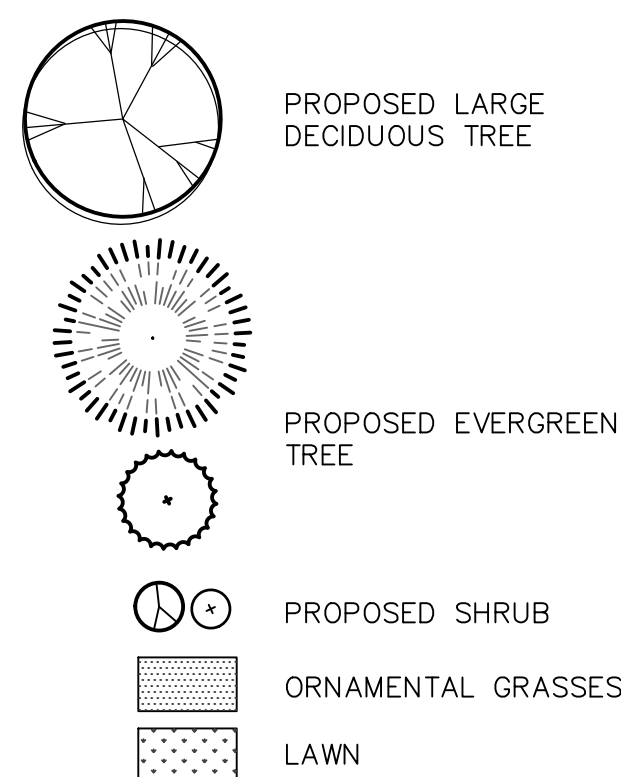
PLANTING NOTES:

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY FUTURE PLANT SUBSTITUTIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE WEST HARTFORD TOWN PLANNER. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
- TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL, AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "CALL BEFORE, YOU DIG" AT 1-800-922-4455 PRIOR TO CONSTRUCTION.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOD AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD, WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
- ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
- ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDING OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
- CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY L.A. PRIOR TO CLEARING OPERATIONS.
- CONTRACTOR TO RESEED ALL DISTURBED AREAS.

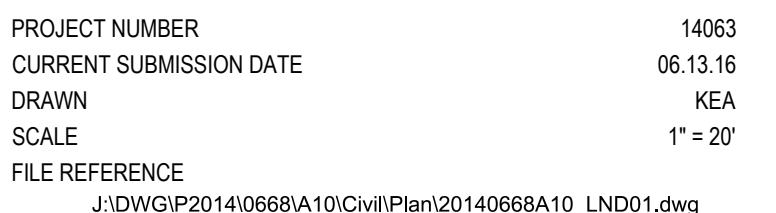
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
<u>TREES</u>				
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	9	2.5"-3" CAL.
GT	GLADSTONIA TRICANTHOS VAR. INERMIS	HONEY LOCUST	16	2.5"-3" CAL.
PF	PINUS FLEXILIS 'VANDERWOLF'	VANDERWOLF PINE	3	6'-7' HT.
PG	PICEA GLAUCA	WHITE SPRUCE	1	6'-7' HT.
PH	PRUNUS X HILLEN SPIRE	HILLEN SPIRE CHERRY	6	2" - 2.5" CAL.
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	6	2.5"-3" CAL.
UA	ULMUS 'MORTON ACCOLADE'	MORTON ACCOLADE ELM	11	4"-4.5" CAL.
TO	THUJA OCCIDENTALIS	EMERALD	3	5'-6' HT.
UP	ULMUS PARVIFLOIA	CHINESE ELM	6	2.5"-3" CAL.
<u>SHRUBS</u>				
CA	CLETHRA ALNIFOLA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	44	3 GAL.
CS	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	103	3 GAL.
IJ	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	3	3 GAL.
IV	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	16	3 GAL.
<u>ORNAMENTAL GRASSES</u>				
PA	PENNISETUM ALOPECUROIDES 'MOUNDRY'	MOUNDRY FOUNTAIN GRASS	422	1 GAL.
PK	PENNISETUM ALOPECUROIDES 'LITTLE KITTEN'	LITTLE KITTEN FOUNTAIN GRASS	533	1 GAL.

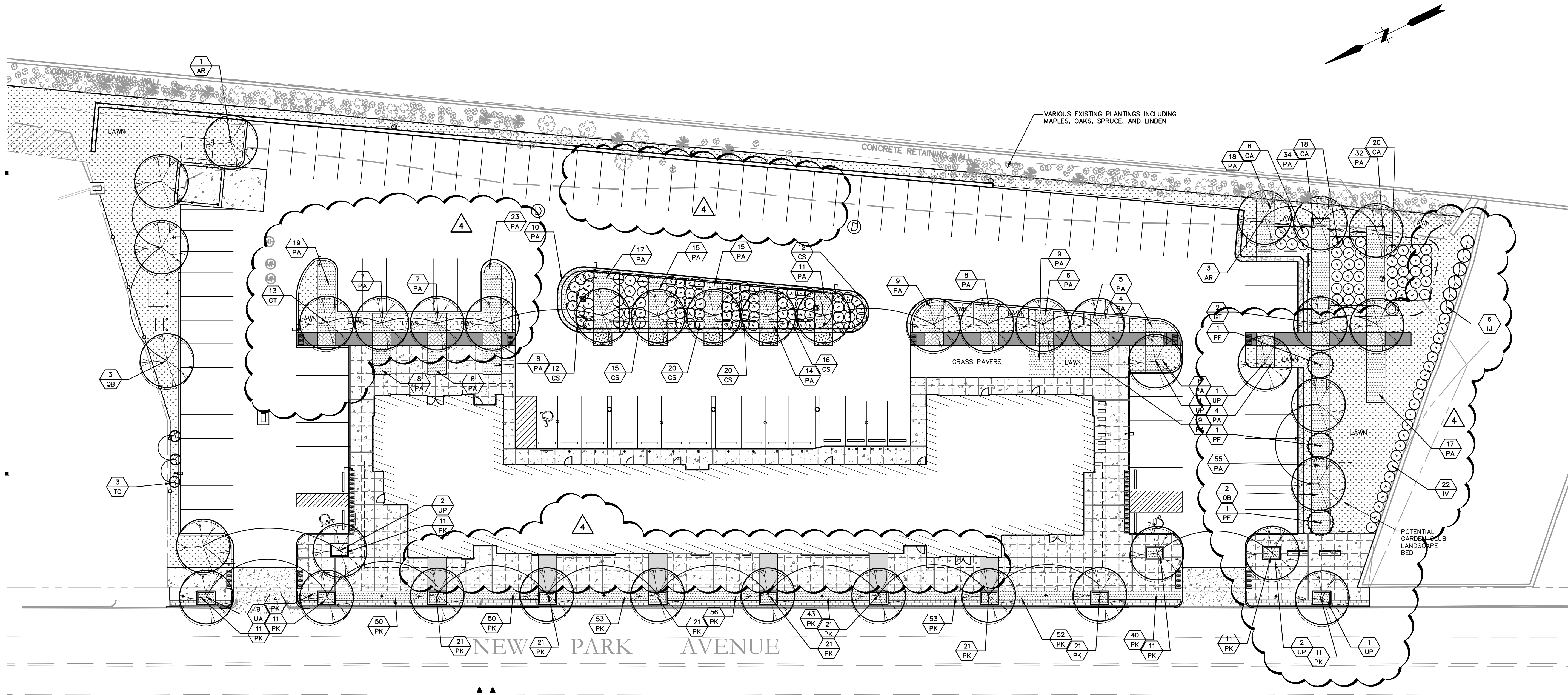
LEGEND



20 10 0 20
GRAPHIC SCALE
1"=20'



PLANTING PLAN



1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS
2. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING ADDITIONAL PLANTS.
3. ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY FUTURE PLANT SUBSTITUTIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE WEST HARTFORD BOARD OF SELECTMEN. ANY CHANGES TO THE PLANT LIST MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT THE CONTRACTORS EXPENSE.
4. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
5. ALL SHRUB MATES AND TREE PITTS SHALL BE REACHED TO A DEPTH OF 3' WITH SHREDDED PINE BARK MULCH.
6. TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL, AT HIS OWN EXPENSE. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO 11-800-922-9222 PRIOR TO COMMENCING ANY WORK.
8. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOO AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
9. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD, WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
10. FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
11. ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND/OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
12. ALL SOILS AND SOIL CONDITIONS THAT ARE FOUND TO BE NON-LOCAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL AS REQUIRED, FOR THE LIFE OF THE PROJECT AND THE SEQUENT YEARS THEREAFTER.
14. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
15. UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK. CLEAR ALL SHOULDER SHOULDS, COMPLETE ALL GRASSWORKING, RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED DRIVEWAYS, PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
16. CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY THE TOWN ENGINEER PRIOR TO CLEARING OPERATIONS.
17. CONTRACTOR TO RESEED ALL DISTURBED AREAS.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
<u>TREES</u>				
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	5	2.5"-3" CAL.
GT	QUERCUS TRICATHOS 'AR. INFANS'	HOVEY'S COLOSSAL	16	2.5"-3" CAL.
PF	PRUNUS FLEXILIS 'WANDERWOLF'	WANDERWOLF PINE	3	5'-7" HT.
QU	QUERCUS PICOLO	SWAMP WHITE OAK	6	2.5"-3" CAL.
UA	ULMUS 'MORTON ACOLADE'	MORTON ACOLADE ELM	11	4"-4.5" CAL.
TR	TRILI. OCCIDENTALIS	EMERALD		5'-6" HT.
UP	ULMUS PARVIFLOIA	CHINESE ELM	5	2.5"-3" CAL.
<u>SHRUBS</u>				
CA	CLETHRA ALNIFOLA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	44	3 GAL.
CS	CORNUS SANGUINER 'WINTER FIRE'	WINTER FIRE DOGWOOD	103	3 GAL.
IJ	ILEX VERTICILLATA 'JM DANDY'	JM DANDY WINTERBERRY	6	3 GAL.
IV	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	22	3 GAL.
<u>ORNAMENTAL GRASSES</u>				
PA	PENNISETUM ALOPECUROIDES 'MOUNDRY'	MOUNDRY FOUNTAIN GRASS	380	1 GAL.
PK	PENNISETUM ALOPECUROIDES 'LITTLE KITTEN'	LITTLE KITTEN FOUNTAIN GRASS	533	1 GAL.

Diagram illustrating a proposed landscape plan with various plantings and lawn areas:

- PROPOSED LARGE DECIDUOUS TREE**: Represented by a large circle with radial lines.
- PROPOSED EVERGREEN TREE**: Represented by a cloud shape containing a triangle with a star inside.
- PROPOSED SHRUB**: Represented by a small circle with a star inside.
- ORNAMENTAL GRASSES**: Represented by a rectangle with a cross-hatch pattern.
- LAWN**: Represented by a rectangle with a dotted pattern.

